105.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,900 / 780,900
					USE VALUE:	780,900 / 780,900
					ASSESSED:	780,900 / 780,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUCENTE GERARD J & DENISE M/TR
Owner 2:	LUCENTE FAMILY REALTY TRUST
Owner 3:	
Street 1:	45 OLD COLONY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LUCENTE GERARD JOSEPH-ETAL -
Owner 2:	LUCENTE DENISE M -
Street 1:	45 OLD COLONY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,520 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 2247 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7520.000	329,000		451,900	780,900
Total Card	0.173	329,000		451,900	780,900
Total Parcel	0.173	329,000		451,900	780,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.53 | /Parcel: 347.5

Legal Description

User Acct 67698

GIS Ref

GIS Ref

Insp Date 10/24/18

Entered Lot Size

Total Land:

Land Unit Type:

!8347!

PREVIOUS ASSESSMENT

Parcel ID 105.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,000	0	7,520.	451,900	780,900	780,900	Year End Roll	12/18/2019
2019	101	FV	255,800	0	7,520.	451,900	707,700	707,700	Year End Roll	1/3/2019
2018	101	FV	255,800	0	7,520.	387,400	643,200	643,200	Year End Roll	12/20/2017
2017	101	FV	255,800	0	7,520.	361,500	617,300	617,300	Year End Roll	1/3/2017
2016	101	FV	255,800	0	7,520.	309,900	565,700	565,700	Year End	1/4/2016
2015	101	FV	249,600	0	7,520.	277,600	527,200	527,200	Year End Roll	12/11/2014
2014	101	FV	249,600	0	7,520.	256,900	506,500	506,500	Year End Roll	12/16/2013
2013	101	FV	249,600	0	7,520.	245,000	494,600	494,600		12/13/2012

PRINT

Date	Time
12/10/20	22:55:28

LAST REV

Date	Time
03/18/20	08:42:59
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8347

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCENTE GERARD	62413-446		8/8/2013	Convenience	100	No	No		
	853-161		1/1/1901	Family		No	No		Y

USER DEFINED

Prior Id # 1:	67698
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	61	Insulate	3,000	C				
5/20/2019	674	New Wind	8,000	C				
6/6/2018	746	Re-Roof	13,200	C				
8/18/2017	1058	New Wind	2,000	C				
6/3/1994	250		4,800					CHANGE PORCH/3 SEA

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	Inspected	BS	Barbara S
9/27/2018	MEAS&NOTICE	CC	Chris C
2/23/2009	Meas/Inspect	163	PATRIOT
11/24/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
8/28/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7520		Sq. Ft.	Site		0	70.	0.86	4									451,920						451,900	

Total AC/HA: 0.17264 | Total SF/SM: 7520 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,920 | Spl Credit | Total: 451,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11728966
Const Adj.:	0.99297005
Adj $ / SQ:	138.679
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446981
Depreciation:	118003
Depreciated Total:	328978

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	6	
Totals			
1	10	6	

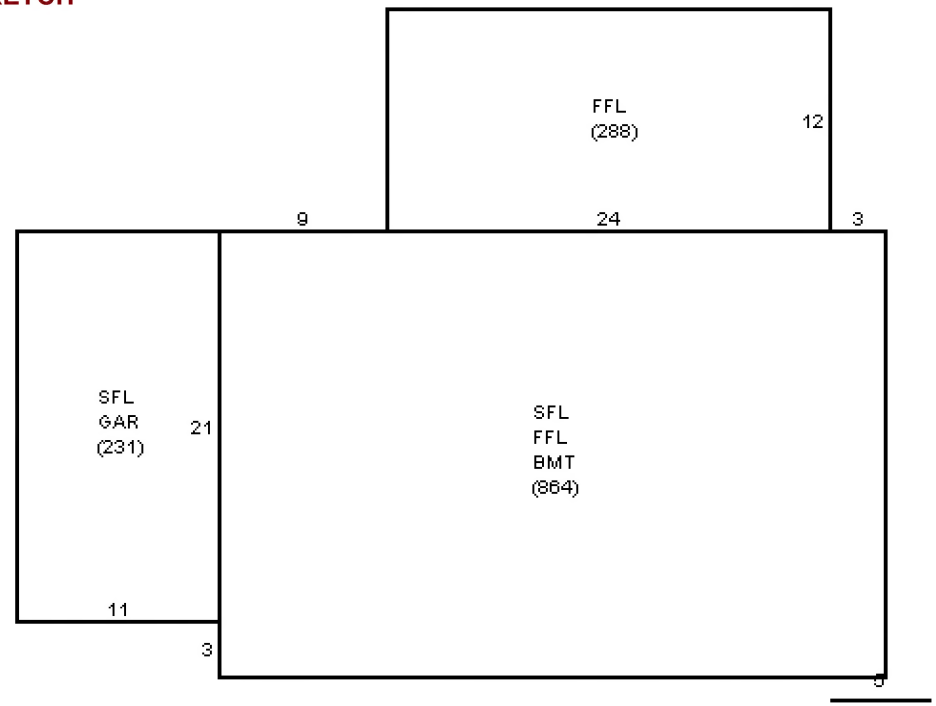
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	138.68
Special Features:	0	Val/Su Net:	98.44
Final Total:	329000	Val/Su SzAd	146.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	138.680	159,759
SFL	Second Floor	1,095	138.680	151,854
BMT	Basement	864	41.600	35,946
GAR	Garage	231	25.640	5,923

Net Sketched Area:	3,342	Total:	353,482
Size Ad	2247	Gross Are	3342	FinArea	2247
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	